



UPPER UWCHLAN TOWNSHIP  
Planning Commission Meeting  
May 14, 2015  
Minutes  
Approved

In Attendance:

Bob Schoenberger, Chad Adams, Jim Dewees, Ken Engle, Brett Hand,  
Josh Hagadorn, P.E. – Gilmore & Associates, Gwen Jonik – Secretary

Bob Schoenberger called the meeting to order at 7:35 p.m. A quorum was present.

Economic Development Overlay in Limited Industrial (LI) District  
Zoning Ordinance Amendment - Discussion

John Shelton continued last month's discussion regarding a proposed amendment to the LI District zoning ordinances that would allow increased uses for properties in the LI District with an Historic Resource, such as the ability to have a restaurant, bicycle shop, bakery, etc. If such uses were permitted in the LI District, the building(s) on the Shryock Property could be adapted for re-use toward those uses and would be more marketable, and the property could become eligible to request an Economic Development License from the Pennsylvania Liquor Control Board. The Liquor Control Board can approve a liquor license for the purpose of economic development in an area of blight, regardless of the number of licenses available in the County.

Brandywine Conservancy had been involved in last month's discussion and was requested to draft an appropriate ordinance amendment. The Commission reviewed the draft amendment (dated April 21, 2015) to the LI District uses which adds 'wood and metal' to the list of already prepared materials that may be manufactured into light industrial products; adds 'small appliances' to the items that may be manufactured in that District; and adds a subsection for additional uses through Conditional Use Approval for LI District properties where an historic resource would be adaptively re-used and provided the Board of Supervisors has issued an economic development license. The Commission has been supportive over the years of suggested adaptive re-uses of the Shryock Property.

Chad Adams moved, seconded by Ken Engle, to recommend to the Board of Supervisors that they review and consider amending the LI District Zoning Ordinance in the manner Brandywine Conservancy has drafted. The Motion carried unanimously.

Uppatinas – Open Community Corp.

John Shelton briefed the Commission on a concept for the Uppatinas Property that he had presented to the Board of Supervisors earlier this week. Uppatinas closed the daily school operations last year and has been providing minor tutoring services since. The property has been for sale for a few years and is approaching foreclosure. Two buyers have been interested in the property but the sales have not transpired due to the lack of public sewer treatment capacity, and project improvement funding. The Sheltons, as equitable owners, are proposing a 4-Lot minor subdivision, converting the 2 existing buildings into multiple dwellings (12 total units, which would require a special exception from the Zoning Hearing Board), and 2 lots of less than 1 acre for new single-family dwellings. The Board of Supervisors supported the use provided the 12 units would be owner-occupied condos, not rentals. Condos would require land

development approval. The Bank is not agreeable to provide an extension of time to allow for accomplishment of the land development process and the Sheltons decided this afternoon that they wouldn't move forward with this concept.

#### Open Session

A resident asked of the status of the active adult community discussed in previous meetings. Mr. Schoenberger advised him that no formal plan has been submitted; the developer introduced a sketch plan that would require an ordinance amendment to allow for an active adult community, with particular conditions for just such a community, and the ordinance amendment is still being discussed. The developer would have to provide impact studies and submit formal plans for the Commission, consultants and Board of Supervisors to review.

#### Approval of Minutes

Jim Dewees moved, seconded by Derald Hay, to approve as presented the minutes of the Planning Commission's April 9, 2015, meeting. The Motion carried unanimously.

Bob Schoenberger announced the next Planning Commission meeting is scheduled for June 11, 2015, 7:30 p.m.

Gwen Jonik announced the Joint Boards and Commissions Workshop is scheduled for Tuesday, June 9, 2015, 4:00 P.m.

#### Adjournment

Jim Dewees moved to adjourn at 8:11 p.m. Derald Hay seconded. So moved.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary